



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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Mayor Announces Music City Center Grand Opening Slated for May 19-20



www.nashville.gov/codes



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Mayor Announces Music City Center Grand Opening Slated for May 19-20

Festivities Include Free Open House, Street Party and Concert

Mayor Karl Dean today announced that the grand opening celebration for the Music City Center will take place over two days: Sunday, May 19 and Monday, May 20. The grand opening will include a free open house for the community on both days that will feature live, local music, as well as a free street party and outdoor concert on May 20. Mayor Dean will present his State of Metro address at the Music City Center at 10 a.m. on May 20 as part of the grand opening festivities.

Details about the May 20 concert, including the lineup and headliner, will be announced in the coming weeks

"I continue to be impressed by the size and beauty of the Music City Center and encourage Nashvillians to see it for themselves during the grand opening," Dean said. "There's no doubt we are a city with momentum, and with the opening of the Music City Center in May, even more tourists and conventioners will get to see that first hand. We know it's not going to be the biggest convention facility in the country, but I'm absolutely certain it will be the best."

Construction on the \$585 million facility began in January, 2010 and will be completed on April 30. During May, furniture, fixtures and equipment will be installed, and staff training will continue. Already more than 100 meetings and 800,000 room nights have been booked.

The Music City Center totals 2.1 million square feet. That includes 1.2 million square feet of public space and a 900,000-square-foot garage, which includes 1,800 parking spaces.

Major features include a public art collection comprised of more than 80 pieces; Sixth Avenue that runs through the building; and the 57,500 square foot Grand Ballroom, which seats 6,000 people. Green features include solar panels and a green roof. The building is on track to receive LEED Silver certification.

Due to its larger size, the Music City Center will be able to host 75 percent of conventions in the country, compared to 25 per-



A the banner promoting the building has been hung just outside the northeast entrance. Photo—Music City Center

cent that can currently be accommodated at the Nashville Convention Center.

The grand opening is being organized by the Mayor's Office, the Nashville Convention & Visitors Corporation and the Nashville Convention Center Authority.



COMING SOON - 2013 NUSA CONFERENCE REGISTRATION

The local organizing team in Minneapolis are putting the final touches on the lineup for the 2013 NUSA Conference that will be held May 22-25. Be on the look-out for registration materials and our online registration that will be coming soon to you... We can't wait to see you in Minneapolis!

Substandard Housing

The challenge of abatement in Multi-Unit developments

There are many factors that are affecting the condition of residential rental units. The poor economy, lack of investment funds and an aging housing stock have all contributed to a decline in the condition of many of our affordable rental units.

This has become an issue with multi-unit developments or apartment complexes. As buildings age, owners sometimes fail to keep up with routine maintenance. This can lead to rapid deterioration of the units. Tenants also contribute to the problem by failing to maintain their dwellings. Owners of these units are then faced with huge repair bills.

Our department is faced with causing these dwellings to be repaired while balancing the need for affordable housing. Many of the units that we deal with barely meet the minimum standards. We are currently working with an owner who has a 100 unit complex where 95 percent of the units do not meet the minimum standards. A number of non-profit support groups have come to the aid of the residents, informing them of their right to housing that meets the minimum standards and encouraging them to put pressure on the property owner and Codes to make the improvements that they deserve.

Unfortunately, these situations rarely progress as quickly as the tenants and community activists would like. Owners have to be given a reasonable time period to make the repairs. That includes giving them time to solicit bids from contractors who are going to do the work. Financing for the repairs may also be an issue as well.

We constantly received calls for the condemnation of a dwelling or in this case an entire apartment complex. Our dilemma is where the displaced residents are going to go. Codes will never allow residents to occupy an apartment that represents an immediate safety hazard, but in cases where the units

don't meet the minimum standards but can be repaired without displacing the tenant, we allow the owner to proceed with the repairs with the tenant in place. There is the perception that residents who are displaced because their dwelling has been condemned can receive a voucher for affordable housing from MDHA (Metropolitan Davidson County Housing Authority). This is not the case. There is a shortage of affordable rental units and there is a long waiting list. The availability of support from other agencies is also limited. Add to that the cost of moving into a new unit. Many of the residents in these types of units are unable to bear the costs of moving. The better the housing unit, the higher the costs, from application fees to deposits to monthly rents.

One newspaper article commented that "[codes] standard for acceptable housing was lower than that of the reporter and local tenants rights advocates." It was perceived that the Codes department was being too lenient on the owner. But the alternative is to cause nearly 100 residents to potentially be added to the homeless rolls. The Codes department does not order a dwelling to be vacated unless there are conditions that merit the order. Causing the complex or dwelling to be vacant does not motivate the owners to make repairs any faster. In some cases, it results in affordable units being boarded up and left unoccupied.

The one thing all concerned have to have in these types of situations is patience. It may appear that Codes is taking the side of the property owner, but we try to consider all sides and what is going to be in the best interest of all parties, not just the occupants. Our goal is to cause all substandard dwelling units to be brought up to standard.



Music City Center Update



Mayor Karl Dean poses with Kristen Heggie, left, project manager for the Convention Center Authority, and Clark Construction project manager Krisetn Wright Monday just before installation of solar panels on the high roof began.

Mayor Thanks Volunteers on MLK Service Day Benefiting Nashville Fire Department

Hands On Nashville Coordinates 800 Volunteers at 35 Citywide Projects

Mayor Karl Dean today joined a painting project and thanked volunteers at Nashville Fire Department Station No. 13 as part of the Martin Luther King Jr. National Day of Service. Eight hundred area volunteers participated in Hands On Nashville's MLK Day projects, a two-day event coordinated in partnership with the Mayor's Office Impact Nashville initiative, the Nashville Fire Department and the Nashville Rescue Mission.

"Nashvillians are starting 2013 in a meaningful way, by answering Dr. King's call to action and choosing to serve others," Dean said. "Through these types of community-building efforts, Nashville achieved its highest-ever volunteer rating last year. I am gratified but not surprised by this level of volunteerism in our city. We are a city that gives and keeps on giving, and this demonstration of Nashville's vibrant culture of service is even more meaningful today as we honor Dr. King's vision of service uniting communities."

Nashville ranks at No. 14 of the 51 largest cities in the United States in terms of volunteerism, according to the Corporation for National and Community Service's Volunteering and Civic Life in America 2012 report.

The MLK Day event, Protecting & Serving Our Neighbors, was presented by Jackson National Life Insurance Company and benefited the Nashville Fire Department. It engaged nearly 700 volunteers in painting improvement projects at fire stations throughout the city.

Throughout this past weekend and ending today on MLK Day, volunteers participated in 35 projects, including 33 that took place at 11 fire stations across the city, where volunteers painted and participated in a fire safety program. In honor of Dr. King's vision of service to others uniting communities, volunteers learned about fire safety and were encouraged to help prepare and protect themselves and their vulnerable neighbors from unnecessary deaths and injuries due to fire.

"The projects being completed at these fire stations help our local firefighters come to work at a place that represents the community's ongoing appreciation for the difficult job they do every day," said Chief Billy Lynch of the Nashville Fire Department.

Event sponsor Glidden Professional Paint Center provided all of



(Left to right): Brian Williams, President & CEO, Hands On Nashville; Mayor Karl Dean; and Corinne C. Bergeron, Corporate Social Responsibility Manager, Jackson National Life Insurance Company; join community volunteers in painting the bay of Nashville Fire Department Station No. 13.

the paint and supplies used for these service projects. Dozens of volunteers representing Jackson painted at one of the fire stations on Monday, and they were joined in service by volunteers from event sponsors Advance Financial, Tennessee State University and Leadership Music.

"Being involved in an initiative that engages so many other local organizations and volunteers is a testament to the commitment Nashville has made to give back to its community," said Corinne C. Bergeron, corporate social responsibility manager with Jackson. "We are proud to be involved and look forward to continuing to support Hands On Nashville in mobilizing volunteers."

This is the second year Hands On Nashville has partnered with the Nashville Fire Department to offer MLK Day service projects to the community as part of HOPE worldwide and the Corporation for National and Community Service's national challenge grant. Last year's effort in Nashville engaged the second largest number of volunteers in fire education-themed volunteerism, behind Los Angeles.

In addition to volunteerism completed in fire stations, Hands On Nashville's VolunTEEN Program partnered with the Nashville Rescue Mission's Life Recovery Program to engage 100 youth volunteers in helping Nashville's homeless community. Youth volunteers, ages 11 to 18, directly interacted with the women and children served by the Mission by engaging local stylists to offer professional haircuts, hosting a coat drive, leading craft projects and offering resume-writing workshops.

Local businesses also volunteered their time and donated resources to make the youth project a success, including the Nike Factory Store, Dollar General and hair stylists Stephanie Trail of Salon Nfuse and Tiombe Ricks, founder of the National Barber and Styling Coalition.

"Providing volunteer opportunities for Nashville's youth allows them to work together within the community, while being part of something much larger in celebrating Martin Luther King Jr.'s ongoing call to service," said Brian Williams, Hands On Nashville president and CEO.





OLD HOUSE FAIR MAKES OWNING AN OLD HOME FUN

2nd annual event to highlight energy efficiency and maintenance ideas

The Metro Historic Zoning Commission, in conjunction with the Metro Historical Commission Foundation and Tennessee Preservation Trust, is pleased to announce the second annual **Old House Fair** on Saturday March 9, 9 a.m. – 3 p.m. at The Cohn School, 4805 Park Avenue, Nashville.

The **Old House Fair** is a FREE day-long festival that introduces property owners to new ideas, practical advice, innovative materials, and quality services through exhibitors, presentations and hands-on demonstrations. An exciting addition this year is the opportunity for children to learn more about historic architecture through guided craft projects. Vintage Millworks will be helping children construct wood bird houses from salvaged lumber, while educating them about the importance of reusing building materials and protecting wildlife. Another hands-on session will educate about architectural details, form and style while they build their own cardboard interpretations of an old house.

windows.” Even if you are not a DIYer, these sessions will help you know what to look for and what to ask for when planning projects for your old home. David Currey, president of the Tennessee Preservation Trust, noted that presenters not only know their topic well but that they will also be entertaining. “For example,” revealed Mr. Currey, “Andrew Ward, former host of WLAC’s home improvement show, will be presenting ‘Flushed Away: Getting Creative with Old Plumbing.’” The entire schedule of lectures and hands-on demonstrations and exhibitor’s list will soon be available online at www.oldhousefair.org.

Participants will have a chance to talk to exhibitors and get advice and information on their specific projects. Exhibitors include companies that specialize in old houses, and retailers and artists who cater to owners of Antebellum, Victorian, Bungalow, Tudor and Mid-century Modern homes.

We are excited to hold the Old House Fair in the West Nashville area this year,” stated Ann Eaden, president of the Metro Historical Commission Foundation. “Last year



Photos from last years first “Old House Fair.” The fair offered practical tips and hands-on instruction designed to help owners of old homes become more energy efficient and also assist homeowners in making repairs and renovations that are consistent with the age and character of their older home.

Lectures and hands-on demonstrations focus on enhancing energy efficiency, maintaining and restoring old houses, and appropriate design elements for the architectural styles and eras found here in Nashville. “We will have a full range of sessions,” said historic zoning administrator Robin Zeigler, “everything from how to hire a contractor, to how to navigate the Metro permitting process, to how to repair old windows or make a decision on replacement

we were in East Nashville and next year we plan to be in the 12 South Neighborhood. There are many communities throughout the country who offer this type of fair and we are pleased that, thanks to our sponsors, we can provide the same type of entertaining learning environment here in Nashville.” Sponsors include *City Paper*, Vintage Millworks, Historic Nashville, Inc., Dale Inc., and Nashville Home Energy Solutions.

From now until 2015, Nashville will be celebrating its Civil War Sesquicentennial, a commemoration of our city’s Civil War experience. Over the next five years, programs, special tours, and events will take place around the city that will educate audiences of all ages about Nashville’s role during the war as the “Occupied City”. Visit the Civil War Sesquicentennial website by clicking on the site logo for more information and a complete schedule of events.



Mayor Celebrates 'Walk 100 Miles' Finale with Community

Participants Walk with Mayor at Centennial Park

Mayor Karl Dean today hosted a free, community celebration and walk at Centennial Park to mark the finale of Walk 100 Miles with the Mayor. He led a short walk in the park as part of the celebration event.

Nearly 100 people achieved the 100-mile goal, and free congratulatory t-shirts were distributed at the event for those participants. Mayor Dean also recognized 33 people who met the 100-mile challenge in both 2011 and 2012, for a total of 200 miles.

Last October, Mayor Dean re-launched his Walk 100 Miles with the Mayor campaign and encouraged participants to walk 100 miles by the end of 2012. Hundreds of Nashvillians joined him at Walk with the Mayor events, and more than 18,000 miles were logged online at www.Walk100Miles.com during the three-month campaign.

Several inspiring stories have emerged out of the Walk 100 campaign:

- Ruth Hessey, a 95-year-old Nashvillian, completed the 100-mile challenge by walking laps in the hallway of the senior living center where she resides. Mayor Dean visited her on Thursday, Jan. 24, to congratulate her.



Mayor Dean addresses the participants who took part in the Mayor's 'Walk 100 Miles' Finale. Photo Gary Layda

- Michelle Phillips, who lives in northeast Nashville, lost 115 pounds walking the past two years. She achieved the 100-mile goal in both the 2011 and 2012 Walk 100 campaigns, mostly walking on the Whites Creek Greenway and at the Hartman Community Center.

- Burton Baggott, who is 84, logged 200 miles during the Walk 100 campaign in 2012 by walking at least 2 miles a day around his Haywood Lane-area neighborhood.

Walk partners for the Walk with the Mayor events included Vanderbilt University, Walgreens, Maplewood High School, Hartman Community Center, Nashville After Zone Alliance, Children's Christian Center, Nashville

Striders, Achilles Nashville and Hip Donelson. Coca-Cola supported the initiative by covering the cost of the t-shirts.

The inaugural Walk 100 Miles with the Mayor in 2011 was highlighted in the HBO documentary, "The Weight of the Nation," and several municipalities across the country have inquired about replicating the active-living challenge in their communities.

Adequate Home Insulation Saves Energy and Money

Proper insulation greatly improves the quality of the homes interior environment

Heat loss through the ceiling and walls in your home could be very large if the insulation levels are less than the recommended minimum, according to studies conducted by the United States Department of Energy.

When your house was built, the builder likely installed the amount of insulation recommended at that time. Given today's energy prices (and future prices that will probably be higher), the of insulation level might be inadequate, especially if you have an older home.

If the attic hatch is located above a conditioned space, check to see if it is at least as heavily insulated as the attic, is weather stripped, and closes tightly. In the attic, determine whether openings for items such as pipes, ductwork, and chimneys are sealed. Seal any gaps with an expanding foam caulk or some other permanent sealant.

While you are inspecting the attic, check to see if there is a vapor barrier under the attic insulation. The vapor barrier might be tarpaper, Kraft paper attached to fiberglass batts, or a plastic sheet. If there does not appear to be a vapor barrier, you might consider painting the interior ceilings with vapor barrier paint. This reduces the amount of water vapor that can pass through the ceiling. Large amounts of moisture can reduce the effectiveness of insulation and promote structural damage.

Make sure that the attic vents are not blocked by insulation. You also should seal any electrical boxes in the ceiling with flexible caulk (from the living room side or attic side) and cover the entire attic floor with at least the current recommended amount of insulation.

Checking a wall's insulation level is more difficult. Select an exterior wall and turn off the circuit breaker or unscrew the fuse for any outlets in the wall. Be sure to test the outlets to make certain that they are not "hot." Check the outlet by plugging in a functioning lamp or portable radio. Once you are sure your outlets are not getting any electricity, remove the cover plate from one of the outlets and gently probe into the wall with a thin, long stick or screwdriver. If you encounter a slight resistance, you have some insulation there. You could also make a small hole in a closet, behind a couch, or in some other unobtrusive place to see what, if anything, the wall cavity is filled with. Ideally, the wall cavity should be totally filled with some form of insulation material. Unfortunately, this method cannot tell you if the entire wall is insulated, or if the insulation has settled. Only a thermographic inspection can do this.

If your basement is unheated, determine whether there is insulation under the living area flooring. In most areas of the country, an R-value of 25 is the recommended minimum level of insulation. The insulation at the top of the foundation wall and first floor perimeter should have an R-value of 19 or greater.

Call for Papers & Save the Date! Afro-American Historical and Genealogical Society Annual Meeting

The [Afro-American Historical and Genealogical Society](#) is pleased to announce that its 34th annual conference is to be held in Nashville, Tenn., Oct. 10-13, 2013.

With the theme "150 Sounds of Freedom," this year's conference explores all aspects of freedom, including, but not limited to, such topics as literacy, death, the Emancipation Proclamation, religion, art, sports and music.

The annual AAHGS Conference is the premier opportunity to explore standard and innovative methods, resources, and findings related to the expansive history of African-Americans and the African Diaspora. Scholars and others are encouraged to submit proposals in accordance with the 2013 conference [Call for Papers](#) [submissions are due February 20], also available at [aahgs.org](#).

This year for the first time in AAHGS history, college students and journalists are especially encouraged to participate.

"It is too thrilling for the people who write the first drafts of history to have prominent roles in this historical examination of black freedom," said Pamela E. Foster, co-founder and secre-

tary of the [AAHGS Nashville](#) chapter and a key organizer of the 2013 conference. "We also for the first time are encouraging college students to embrace family history and be a part of the conference that celebrates the sesquicentennial of the Emancipation Proclamation."

Founded in 1977, AAHGS is a 501 c(3) not-for-profit organization based in Washington, D. C. Via its 30 chapters nationwide, AAHGS promotes scholarly research, provides resources for historical and genealogical studies, assists members in documenting their histories, and creates a network of people with similar interests.

AAHGS Nashville was chartered in 2005 by founding members Dr. Carol Creswell-Betsch, Margarette Robinson Foster Chesser, Dolores Porter Foster, Pamela E. Foster, Holy Trinity Episcopal Church, Jewel Ann Dillihunt McCallister, Michelangelo McCallister, Sr., Gloria Haugabook McKissack, Lena Brown Prince, Jessie Carney Smith, and H. Henry D. White.

For more information, please contact AAHGS Nashville chapter president Chajuan Fitzgerald at 1-866-202-6423 or info@aahgsnashville.org.

Middle Tennessee Genealogy Society

*Saturday, March 16—1:00 p.m.
FiftyForward Patricia Hart Building
174 Rains Avenue (Across from the State Fairgrounds)*

Darla Brock, Manuscript Archivist, will discuss "Union Provost Marshall Records at the Tennessee State Library and Archives." Ms. Brock received her Bachelor of Science degree in History from Tennessee Tech University in Cookeville and Master's Degree in History from the University of Memphis. Ms. Brock will speak to her dual areas of research concentration, Civil War History and Women's History. There is no charge for this meeting and refreshments will be served. For more information, please visit www.mtgs.org.

Codes Question

"Can I park on the sidewalk"

Metropolitan Code title 16, chapter 24 (Property Standards Code) regulates vehicle parking on residential parcels. Under the code, section 16.24.330 (K) (3) states:

*Every motor vehicle located on private property shall be either stored inside a fully enclosed structure or similarly enclosed area designed and approved for such purposes, or parked or stored in a safe manner on a paved or graveled area, **other than a sidewalk.***

It is a violation of the Property Standards Code for a motor vehicle to be parked on a sidewalk.



Nashville Grown is a nonprofit startup aimed at jumpstarting urban agriculture in Nashville by aggregating and distributing locally grown produce to reach larger markets, raising awareness of Nashville's farmers via innovative and transparent labeling, and working to provide land and training for prospective urban farmers.

Did You Know

Of the 668 acres in Nashville's Central Business Improvement District (the area between Peabody St, 10th Ave, Charlotte Ave, and the river), 131 — nearly 20 percent — are vacant. Assuming 59% of vacant land is suitable for farming, and a 41,382 lbs/acre yield, this land could fulfill 19,990 Nashvillians' entire yearly produce needs.

Visit their website at <http://nashvillegrown.org/> to learn more.



Metro At 50 Website

The place to follow the year log celebration of important milestones in Metro's history

If you haven't done so, head over to the "Metro At 50" website. As we mark this historic milestone of 50 years of Metro government, this website is dedicated both to celebrating

that achievement and educating the public about the remarkable story of how Metro came to be. You will find that history here: the photographs, the news clips, the first-person remembrances as well as the key decisions and documents that shaped the

formation and future of Metro.

This is also a web site where information will be available about the community-wide celebrations being planned and the other special activities coming up to mark our city's unique birthday.

On this site, you can also learn how local schools, civic clubs, neighborhood organizations, the faith community and individuals like you can play a role and get involved.

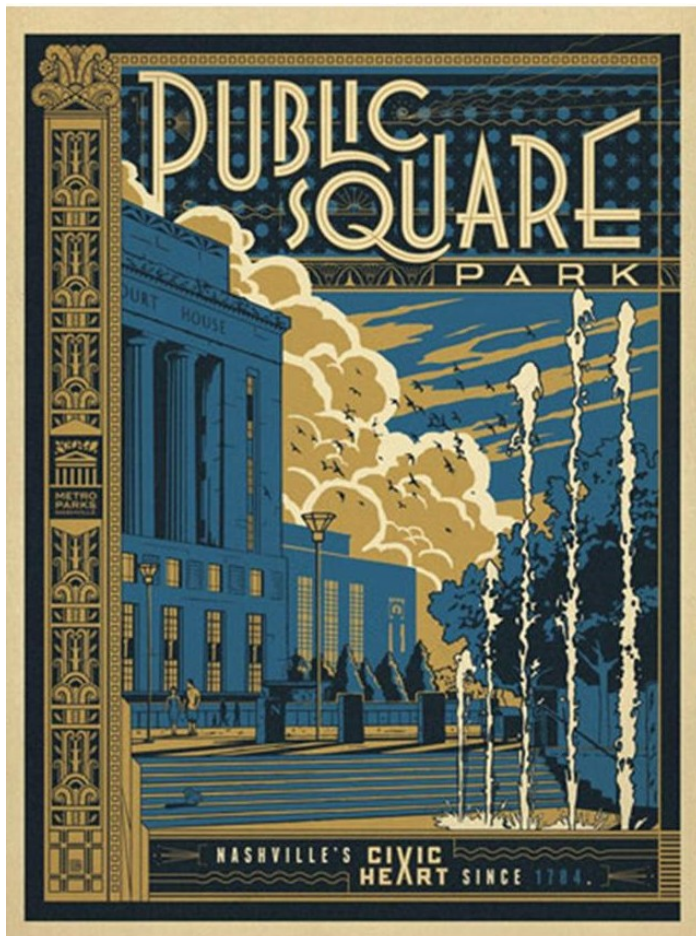
Our goal is not just to look back and celebrate the great decisions of a half-century ago, but to look forward together to how we can make our community even better - now and fifty years from now. So ["Tell Us Your Story"](#) as our city continues to move ahead to make our community great.



Metro Parks reflects the Spirit of Nashville

Metro Parks has a limited number of prints available from Anderson Design Group's, Spirit of Nashville series. The department commissioned Anderson to produce the series to help bring attention to some of the most popular parks in the City. Prints can be purchased for \$29.99 each (\$10 less than on the Anderson site) from 8:00 a.m.—4:30 p.m., at Metro Parks Reservation Center, 2565 Park Plaza, Nashville, TN 37203. A 2013 Spirit of Nashville Wall Calendar, with all 13 Metro Parks prints, is available for purchase on Anderson Design's website at

www.andersondesigngroupstore.com.



Metro 3 Video Stream

Tune in now! Watch current and archived Council Meetings, Events, Public Service Announcements and much more provided by Metro 3.

[Explore our channel](#)





NashvilleNext webpage is now live!

February 8, 2013

NashvilleNext is an ongoing, integrated plan for Nashville's future - and information about the plan is now available on a constantly updated webpage which includes contact information, volunteer opportunities, details of the plan so far, and video comments from some of the many community leaders who are already part of the NashvilleNext initiative:

www.nashvillenext.net



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Director - Terrence Cobb
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PASS IT ON!

Pass the word about our newsletter! We would be honored if you would share our newsletter with your colleagues and co-workers. If anyone would like to sign up to receive it themselves, they just need to send us their email, and we will be happy to "Pass It On" to them.

Terry Cobb and **Bill Penn** welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:bill.penn@nashville.gov), at bill.penn@nashville.gov
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